



The Gateway 2 Fore Street, Brixham, Devon, TQ5 8DS
Freehold Investments Residential
£300,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Situated at the bustling end of Fore Street in Brixham, this modern and well-presented mixed-use property offers a superb opportunity for investor landlords seeking strong commercial yields in a prominent town centre location. Redeveloped in 2017 on the historic site of a much-loved former wine merchants, the building now houses two stylish commercial units on the ground floor and two contemporary two-bedroom flats above—each with tenants already in situ.

The ground floor retail units enjoy excellent visibility and footfall, benefiting from their prominent position on one of Brixham's busiest thoroughfares. Both units are modern in design and well maintained, offering flexible spaces suitable for a range of commercial uses. With established tenants in place, they provide a reliable income stream from day one.

Above, the two self-contained residential apartments have been finished to a high standard with modern kitchens, bright open-plan living areas, and contemporary bathrooms. Each flat offers two bedrooms and is designed to appeal to long-term tenants or potential short-term holiday rental markets, adding to the versatility of the investment.

The property's town centre location ensures continued rental demand for both commercial and residential units, and its recent redevelopment means little to no immediate maintenance is required—making this a turnkey acquisition for landlords. With all units let and generating an attractive yield, this is a solid investment in a vibrant and growing coastal town.

Priced for a quick sale, this is an exceptional opportunity to acquire a fully tenanted, income-producing freehold property in a sought-after location. Early interest is expected—viewings are strictly by appointment.

Council Tax Band:

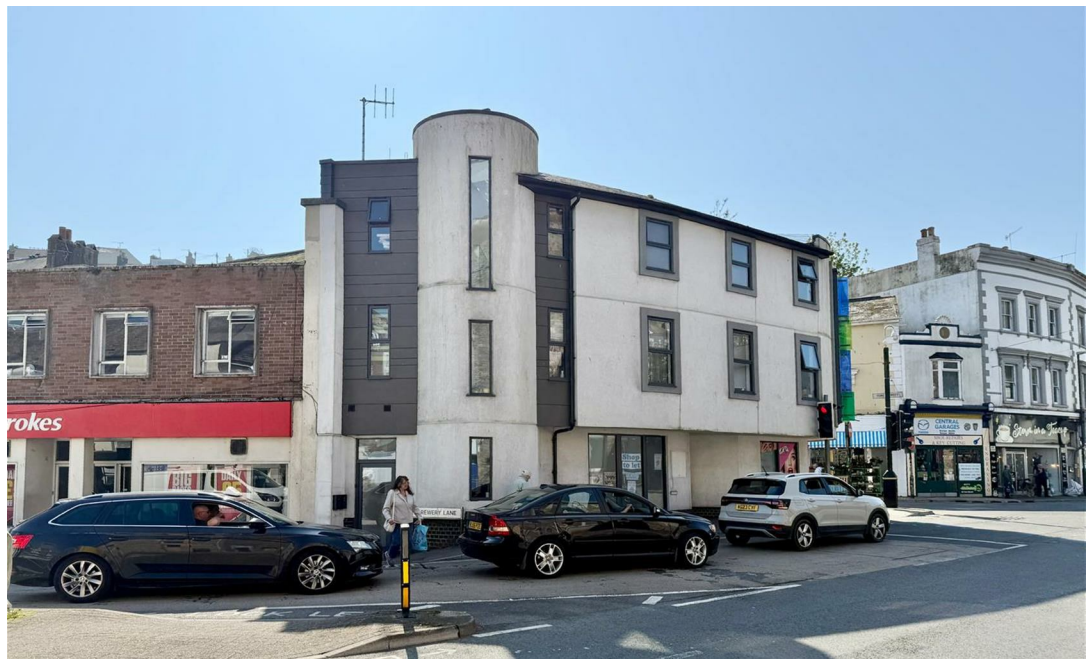


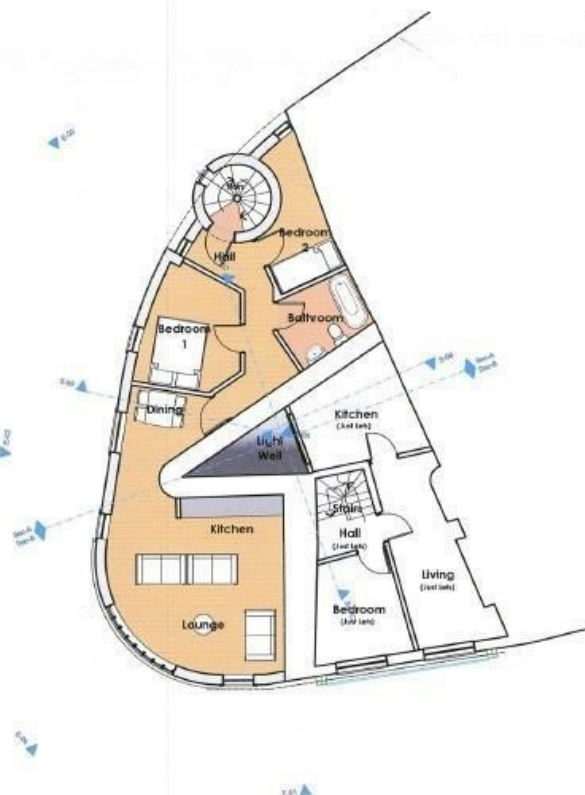
- Town Centre Investment Property
- Two x Two Bedroom Flats
- Good Tenants Currently In Situ
- Priced For A Quick Sale

- Two Commerical Units
- Modern & Stylish Properties
- Generating An Impressive Yield
- Prominent Town Centre Location



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Current EPC Rating: C

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(91-100) A		
(81-90) B		
(69-80) C	69	69
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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